



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



NONCONFORMING ADULT BUSINESS BURDEN OF PROOF

Pursuant to Zoning Code Section 22.62.100, the applicant shall substantiate the following:
(The effective date of Chapter 22.62 is February 8, 1996. Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. The owner's financial investment in the business prior to the effective date of this chapter.

B. The present actual and depreciated value of the business improvements.

C. The applicable federal tax depreciation schedules for such improvements.

D. The remaining useful life of the business improvements.

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E. The extent to which the business fails to comply with all applicable requirements of this chapter.
F. The extent, if any, to which the business has been brought into compliance with any of the applicable requirements of this chapter since the date of adoption of this chapter and with which such business previously failed to conform, including the cost incurred for any such improvements.
G. The remaining term of any lease or rental agreement under which the business is operating.
H. Whether the business can be brought into conformance with all applicable requirements of this chapter without requiring to be relocated, and the cost of complying with such requirements.

I. Whether the business must be discontinued at the present location in order to comply with the requirements of this chapter and, if such relocation is required: (1) the availability of relocation sites, and (2) the cost of such relocation.
J. The ability of the owner to change the business to a conforming use.
K. That to require cessation of such use, building or structure would impair the property rights of any person to such an extent as to be an unconstitutional taking of property.

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